

GWURR Package Cover Sheet

Site Name Kopplen Residence

Site Address Route 1 (Fire # W149), Stoddard, WI 54658

BRRTS # 03-63-00698 Date of Closure Decision 12/18/97

Tax Parcel # Vernon Co. # 62-2-677

☒ Groundwater Use Restriction (based on contamination present in bedrock)

☒ Location map

☒ Detailed site map

None Groundwater flow/isoconcentration maps

☒ Geologic cross sections

☒ Latest table(s) of analytical results (soil) ~~results included only if soil deed restriction is incorporated into groundwater use restriction document~~

☒ Closure letter(s)

✓ 368317

Document Number

GROUNDWATER USE RESTRICTION

VOL 465 PAGE 470

Register's Office
Vernon Co. Wis.

Rec'd for record 9 day of July
19 98 at 12:20 Clock P M
and Recorded in Vol. 465 of Record
Page 470
J. W. Nelson
Register of Deeds

In Re: Three Parcels Located in the SE ¼ of the NE ¼ of Section 12, T14N,
R7W, Town of Bergen, Vernon County, more particularly described in
Appendices A, B and C as Parcel A, Parcel B and Lot 1

Declaration of Restrictions

STATE OF WISCONSIN)
) ss
COUNTY OF VERNON)

Recording Area Pd 22.00

Name and Return Address

Delos Germann
N4320 Germann Court
Onalaska, WI 54650

WHEREAS, Delos and Mary Germann, are the owner of the above-described
property.

WHEREAS, one or more gasoline discharges have occurred at this property in
the location of a former underground storage tank (see Appendix D) and some
residual contamination remains in bedrock which may have impacted the
groundwater.

Parcel Identification Number (PIN)

WHEREAS, it is the desire and intention of the property owner to impose on
the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities
on the property at the present time.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809 is
restricted by ch. NR 811 and ch. NR 812. Special well construction standards or water treatment requirements, or both, or
well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held,
conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

- 1) If future development with a potable well is proposed for this property, the Department of Natural Resources
or its successor agency shall be notified of the development plans and may require that the extent of petroleum
contamination in the groundwater be investigated prior to approving the construction of a potable well.
- 2) Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department
of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what
specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may
be constructed or reconstructed on this property unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons
acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is
enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its
successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are
proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of
Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer
required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not
the restrictions contained herein can be extinguished. If the Department determines that one or more of the restrictions

can be extinguished, an affidavit, with a copy of the Department's written determination attached, may be recorded to give notice that one or more of these restrictions are no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9th day of June, 19 98.

Signature: Delos V. Germann
Printed Name: Delos V. Germann

Signature: Mary E. Germann
Printed Name: Mary E. Germann

Subscribed and sworn to before me
this 9th day of June, 19 98

Earl L. Buross
Notary Public, State of _____
My commission _____

EARL L. BUROSS
Notary Public Vernon Co. Wis.
Commission Expires March 7, 1999

This document was drafted by the Wisconsin Department of Natural Resources.

PARCEL "A"

Part of the SE 1/4 of the NE 1/4 Section 12, T14N-R7W, Town c Bergen, Vernon County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 12; thence, along the east line thereof, N 00°34'29" E 770.84 feet to the southerly R.O.W. line of County Road "K" and the northeast corner of Lot 1, Certified Survey Map, Volume 3, Page 173; thence, along said southerly R.O.W. line, on the arc of a 1041.28 foot radius curve, concave to the north, the chord of which bears, N 69°15'35" W 268.18 feet to the northwest corner of said Lot 1 and the point of beginning;

thence, continuing along the said R.O.W. line,
N 61°51'39" W 102.70 feet;

thence, continuing along said southerly R.O.W. line, on the arc of a 1451.61 foot radius curve, concave to the south, the chord of which bears, N 63°52'54" W 102.37 feet to the easterly R.O.W. line of Kreibich Lane;

thence, along said easterly R.O.W. line, S 34°11'40" W 67.39 feet;

thence, continuing along said easterly R.O.W. line,
S 51°47'19" W 109.49 feet;

thence, continuing along said easterly R.O.W. line,
S 43°07'39" W 75.85 feet;

thence, continuing along said easterly R.O.W. line, on the arc of a 488.70 foot radius curve, concave to the north, the chord of which bears, S 64°41'12" W 359.16 feet;

thence, continuing along said easterly R.O.W. line,
S 86°14'46" W 145.87 feet;

thence, continuing along said easterly R.O.W. line,
S 67°30'39" W 63 feet, more or less to the center of Chipmunk Coulee Creek;

thence easterly, along the centerline of Chipmunk Coulee Creek, to the southwest corner of said Lot 1;

thence, along the west line of said Lot 1, N 23°02'37" E 202.56 feet, more or less, to an iron bar;

thence N 34°41'45" E 142.93 feet to the point of beginning.

Subject to any easement, restriction or covenants of record.

PARCEL "B"

Part of the SE 1/4 of the NE 1/4 Section 12, T14N-R7W, Town of Bergen, Vernon County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 12; thence, along the east line thereof, N 00°34'29" E 770.84 feet to the southerly R.O.W. line of County Road "K" and the northeast corner of Lot 1, Certified Survey Map, Volume 3, Page 173; thence, along said southerly R.O.W. line, on the arc of a 1041.28 foot radius curve, concave to the north, the chord of which bears, N 69°15'35" W 268.18 feet to the northwest corner of said Lot 1; thence, continuing along the said R.O.W. line, N 61°51'39" W 102.70 feet; thence, continuing along said southerly R.O.W. line, on the arc of a 1451.61 foot radius curve, concave to the south, the chord of which bears, N 63°52'54" W 102.37 feet to the easterly R.O.W. line of Kreibich Lane and the point of beginning of this description;

thence, along said easterly R.O.W. line, S 34°11'40" W 67.39 feet;

thence, continuing along said easterly R.O.W. line, S 51°47'19" W 109.49 feet;

thence, continuing along said easterly R.O.W. line, S 43°07'39" W 75.85 feet;

thence, continuing along said easterly R.O.W. line, on the arc of a 488.70 foot radius curve, concave to the north, the chord of which bears, S 64°41'12" W 359.16 feet;

thence, continuing along said easterly R.O.W. line, S 86°14'46" W 145.87 feet;

thence, continuing along said easterly R.O.W. line, S 67°30'39" W 63 feet, more or less to the center of Chipmunk Coulee Creek;

thence northerly, along the centerline of Chipmunk Coulee Creek, 120 to a point that bears S 46°44'29" W from an iron bar;

thence N 46°44'29" E 555.72 feet to the said southerly R.O.W. line of County Road "K";

thence, along the said R.O.W. line thereof, S 67°12'32" E 60.16 feet;

thence, continuing along said R.O.W. line, S 69°56'39" E 197.12 feet;

thence S 67°55'24" E 102.37 feet to the point of beginning.

Except that portion taken for Kreibich Lane.

Subject to any easement, restriction or covenants of record.

348439

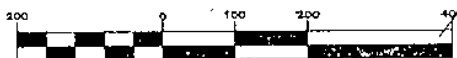
PART OF
SE 1/4 - NE 1/4, SEC. 12, T14N-R7W
TOWN OF BERGEN, VERNON COUNTY, WIS.

NORTH 1/4 CORNER
SEC. 12, T14N-R7W
FOUND 3/4" ROD

2685.42'
NE CORNER
SEC. 12, T14N-R7W
FOUND 1" IRON PIPE

NOTE: Although the FEMA study did not extend into Section 12, the portion of the lot below the bank of the creek should be considered flood plain.

GRAPHIC SCALE



(IN FEET)
1 inch = 200ft.

SE - NE
SECTION 12
T14N-R7W

LOT 1
 108,000 sq. ft.
 2.5 acres ±

Bearings and Distances:

- N. 69°33'35" W. 268.18'
- S. 20°37'44" E. 388.74'
- S. 83°07'44" E. 388.74'
- S. 20°37'44" W. 142.56'
- S. 24°15'45" W. 142.83'
- TAN IN N. 78°39'30" W. 288.62'
- TAN OUT N. 61°31'40" W.
- 200.24'
- 770.94'
- 15'-H
- 110'-H

Other Features:

- KREIBACH LANE
- COUNTY ROAD #1
- CHIPMUNK COULEE CREEK
- UNPLATTED LANDS (BY OWNER)
- MEANDER LINE
- 16.50'
- 160.24'
- 142.56'
- 142.83'
- 24°15'45"
- 69°33'35"
- 20°37'44"
- 83°07'44"
- 78°39'30"
- 61°31'40"
- 268.18'
- 388.74'
- 200.24'
- 770.94'
- 15'-H
- 110'-H

SURVEYOR'S CERTIFICATE

I, Stephen J. Solberg, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map located in SE 1/4 of the NE 1/4 of Section 12, T14N-R7W, Town of Bergen, Vernon County, Wisconsin.

Commencing at the East 1/4 corner of said Section 12; thence, along the east line thereof, N 00°34'29" E T10.84 feet to the current southerly R.O.W. line of County Road "K" and the point of beginning;

thence, along said R.O.H. line, on the arc of a 1041.28 foot radius curve, concave to the north, the chord of which bears N 64°15'35" E 268.10 feet; thence S 34°41'45" E 142.93 feet; thence S 23°02'31" W 142.56 feet to a meander line lying northerly of Chipmunk Canyon Creek; thence, along said meander line, S 83°07'44" E 388.74 feet to the said east line of Section 12; thence N 00°34'24" E 200.24 feet to the point of beginning.

Includes land between meander line and center of creek.

That I have made such survey, map and division of land at the direction of William Kopplen, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provision of s.236.34, Wisconsin Statutes and with the Subdivision Ordinances of the Town of Bergen and the County of Vernon In surveying and mapping the same

Stephen J. Solberg, RLS #1846
Apr. 12, 1995,
Solberg and Associates, Inc.
507 Main Street
La Crosse, Wisconsin
608-785-2778

OYNER, William Koppien
 c/o Dolos Germann
 N4320 Germann Ct.
 Onalaska, WI.

LEGEND

- = Found Iron pipe
- = Set 3/4" x 30" Iron bar
(1.5 lb./lin. ft.)
- = Boundary of this survey
- = Centerline
-) = Recorded dimensions

Register Office
Vernon Co. Wis. } ON
18 day of April
1995 at 1:20 o'clock P. M.
and Registered in Vol. 13 of County of Vernon Maps
Page 143
John O. Nelson
Register of Deeds

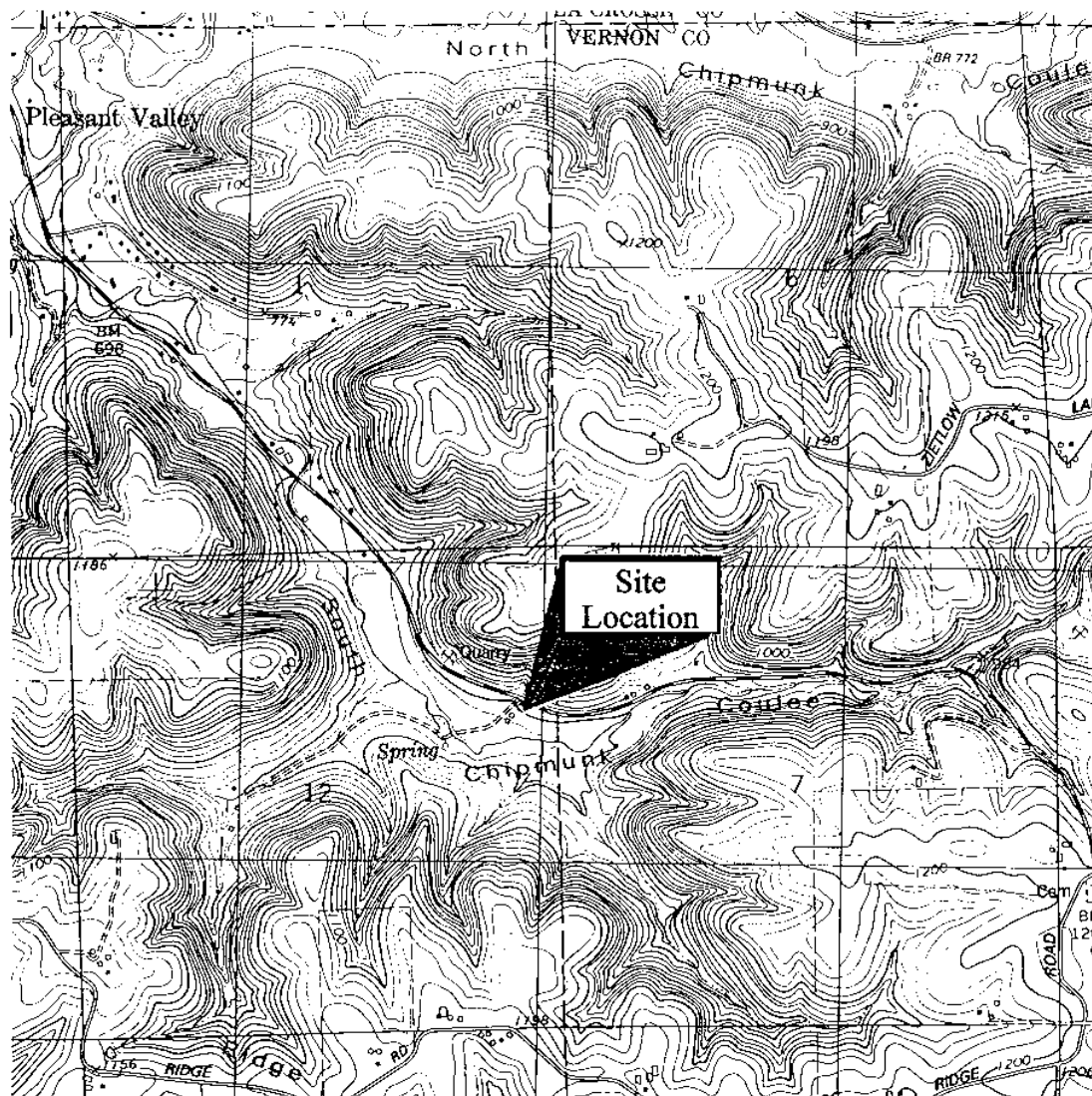
SHEET 1 OF 1

LEGAL DESCRIPTION OF APPROXIMATE
LOCATION OF THE FORMER UNDERGROUND
STORAGE TANK

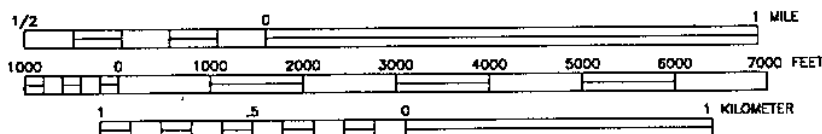
Part of the SE 1/4 of the NE 1/4 Section 12, T14N-R7W, Town of Bergen, Vernon County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 12; thence, along the east line thereof, N 00°34'29" E 770.84 feet to the southerly R.O.W. line of County Road "K" and the northeast corner of Lot 1, Certified Survey Map, Volume 3, Page 173; thence, along said southerly R.O.W. line, on the arc of a 1041.28 foot radius curve, concave to the north, the chord of which bears, N 69°15'35" W 268.18 feet to the northwest corner of said Lot 1; thence, continuing along the said R.O.W. line, N 61°51'39" W 102.70 feet; thence, continuing along said southerly R.O.W. line, on the arc of a 1451.61 foot radius curve, concave to the south, the chord of which bears, N 62°50'52" W 50.00 feet; thence S 26°09'55" W 15.00 feet to the approximate location of the underground storage tank.

DRAWING NO. 96.641L1
 DRAWN BY: RRT
 10/16/97
 CHECKED BY: PPO
 10-23-97
 APPROVED BY: M4
 10-23-97



SCALE
1:24000



CONTOUR INTERVAL 10 FEET



Site Location Map
Germann Property
Bergen, Wisconsin

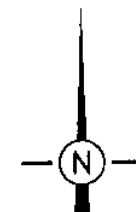


FIGURE NO.

1

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTENSIVE TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

LEGEND



TREE

● GEOPROBE LOCATION

COUNTY HIGHWAY K

Kreibech Road



GP-6



GP-1

FORMER UST CAVITY



GP-2



GP-5

FORMER BLDG. LOCATION



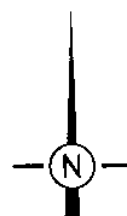
GP-3



GP-4



SCALE



**Geoprobe Locations
Germann Property
Bergen, Wisconsin**

FIGURE NO.

2

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

10/23/97

10/23/97

APPROVED BY:

10/23/97

PDO

CHECKED BY:

10/16/97

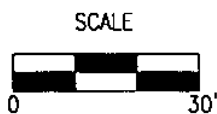
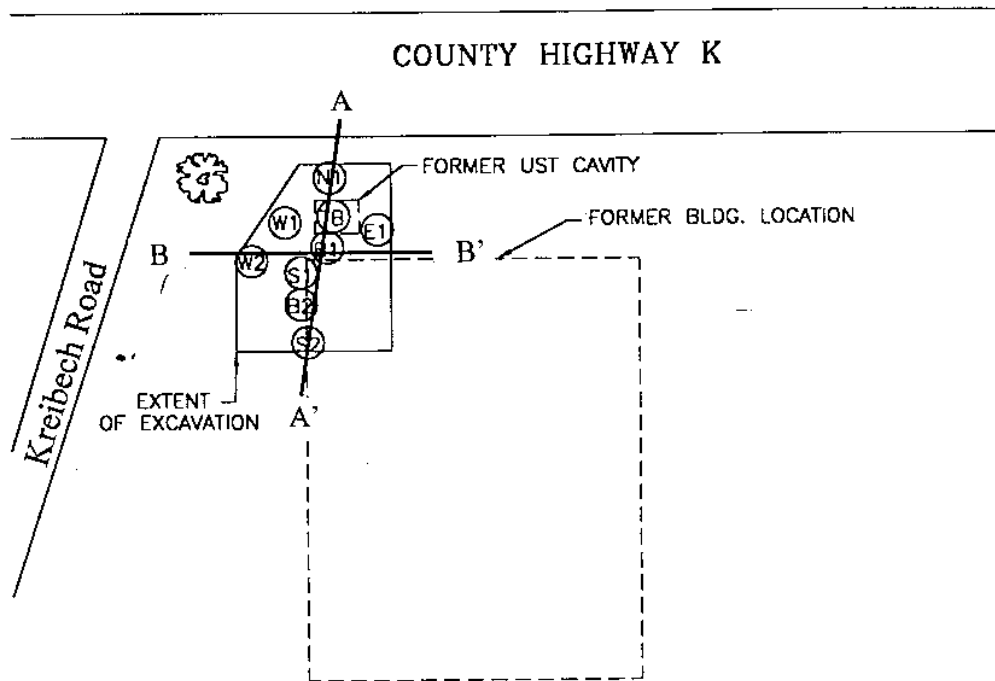
RRT

DRAWN BY:

96.641W2

DRAWING NO.

LEGEND



**Extent Of Excavation
Germann Property
Bergen, Wisconsin**

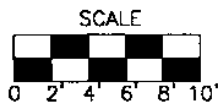
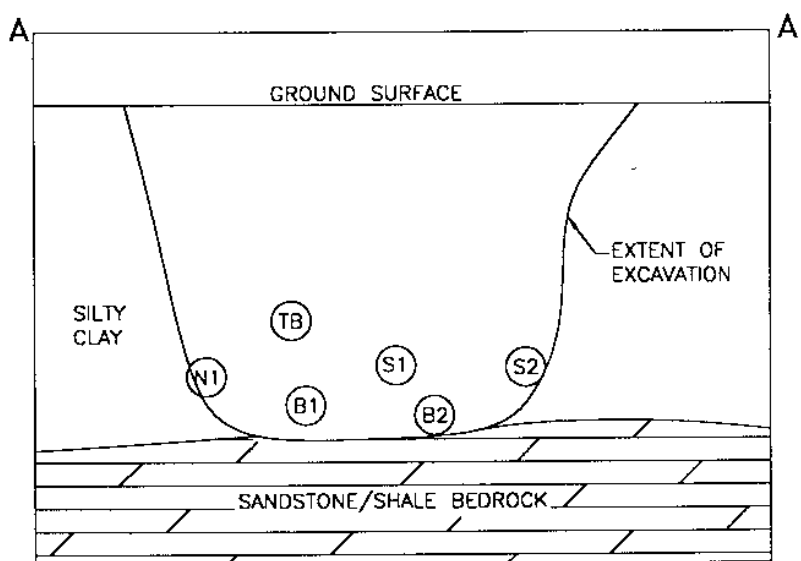
FIGURE NO.

3

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO. 96.641W3
DRAWN BY: RRT
10/16/97
CHECKED BY: PLO
10-20-97
APPROVED BY: TRH 10.23.97

DRAWING NO. 96.641L4
 CHECKED BY: PDO
 APPROVED BY: MHA
 10-23-97
 10/16/97
 RRT
 DRAWN BY:
 SCALE
 0 2' 4' 6' 8' 10'



Cross-Section A-A'
Germann Property
Bergen, Wisconsin

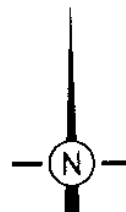
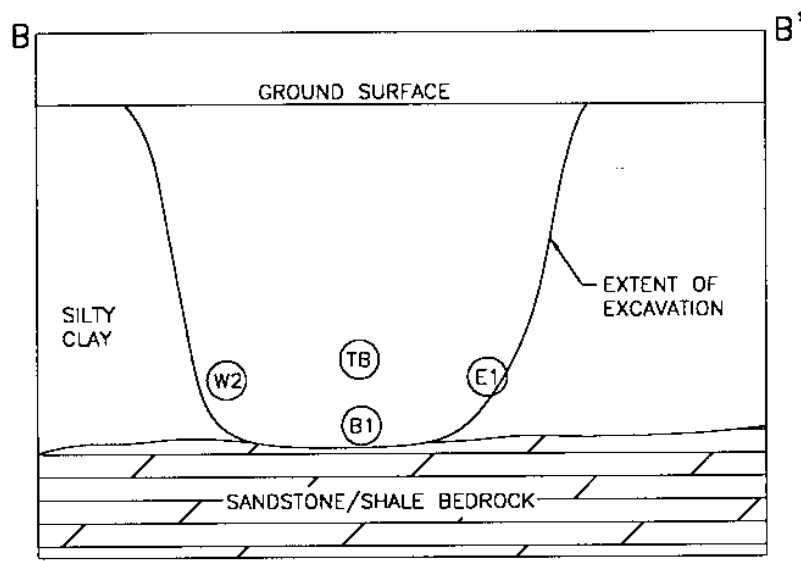


FIGURE NO.

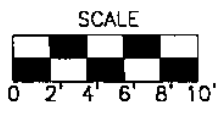
4

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

DRAWING NO.	96.641LS	DRAWN BY:	RRT	10/16/97	CHECKED BY:	PDO	10-23-97	APPROVED BY:	TMH	10-23-97
-------------	----------	-----------	-----	----------	-------------	-----	----------	--------------	-----	----------



Fluid Management
 A Division of  **ENVIROGEN, Inc.**



Cross-Section B-B'
Germann Property
Bergen, Wisconsin

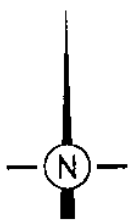


FIGURE NO.
5

THE INTERPRETATIONS IN THIS FIGURE ARE BASED ON KNOWN POINTS IN TIME AND SPACE AND ARE INTEGRAL TO A WRITTEN REPORT AND SHOULD BE REVIEWED IN THAT CONTEXT.

Table 1
Geoprobe Soil Sample Laboratory Analytical Results
Germann Property
Town of Bergen, Wisconsin
November 6, 1996

Soil Sampling Location	Date	Depth (feet)	Benzene	Ethylbenzene	Toluene	Xylene	MTBE	GRO (ppm)
GP-2	11/06/96	2-4	810	5600	11000	48,000	<250	780
GP-2	11/06/96	16-18	9600	26000	71000	340,000	<1,300	2,600
GP-3	11/06/96	14-16	<25	<25	<25	<25	<25	<3.0
GP-3	11/06/96	23-25.3	<25	<25	<25	<25	<25	<3.0
GP-4	11/06/96	18-20	<25	<25	<25	<25	<25	<3.1
GP-5	11/06/96	5-7	<25	<25	<25	<25	<25	<3.0
GP-6	11/06/96	5-7	<25	<25	<25	<25	<25	<2.8
NR 720 Soil Cleanup Standards			5.5	2,900	1,500	4,100	NS	100

Notes: Results are in ppb unless indicated otherwise

Results have been corrected for dry weight

Shading indicates exceedance of NR 720 soil cleanup standards

Reporting limit varies due to percent solids and weight of sample

MTBE - Methyl t-butyl ether

GRO - Gasoline range organics

DRO - Diesel range organics

NA - Parameter not sampled

NS - No standard

Checked by: PDO

Approved by: FAH

Table 2
Excavation Soil Sample Laboratory Analytical Results
Germann Property
Town of Bergen, Wisconsin
June 30, 1997

Sample Location	Sample Depth (feet)	PID	Benzene	Ethylbenzene	MTBE	Toluene	Xylene	1,2,4-TMB	1,3,5-TMB	GRO (ppm)
North - 1	16	0	<12	38	<29	<29	265	184	62	<5.8
East - 1	16	0	224	571	<28	649	3,360	3,580	1,010	54
South - 1	16	1,097	NA	NA	NA	NA	NA	NA	NA	NA
South - 2	16	0	<12	<30	<30	<30	<90	<30	<30	<6.0
West - 1	16	1,565	NA	NA	NA	NA	NA	NA	NA	NA
West - 2	16	0	<12	<30	<30	<30	<91	<30	<30	<6.1
Bottom - 1	18	129	49	756	<28	667	5,110	5,000	1,560	84
Bottom - 2	18	112	<1,100	33,400	<2,800	79,000	154,000	62,300	17,800	879
Tank Bed	14	773	15,000	140,000	<1,400	210,000	800,000	450,000	130,000	4,700
NR 720 Generic Soil Cleanup Standards										
			5.5	2,900	NS	1,500	4,100	NS	NS	100

notes: Results in ppb unless otherwise noted

Shaded values exceed NR 720 generic soil standards

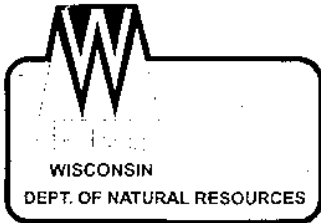
PID - photoionization detector

MTBE - methyl t-butyl ether

TMB - trimethylbenzene

GRO - gasoline range organics

checked by: 700
 approved by: 784



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

July 7, 1998

LUST ID# 03-63-000698
Vernon County

Mr. & Mrs. Delos Germann
N4320 Germann Court
Onalaska, WI 54650

SUBJECT: Germann Property (f.k.a. Kopplen Res.), Located
at CTH K and Kreibech Road, Town of Bergen,
Vernon County, Wisconsin

Dear Mr. & Mrs. Germann:

On August 10, 1994, the Department of Natural Resources provided a notice to you that the degree and extent of petroleum contamination at the above-named site was required to be investigated and remediated. We have since been informed that an investigation and remediation was conducted.

On December 18, 1997, the above-named site was reviewed by the West Central Region Closeout Committee for a determination as to whether or not the case qualified for close out under ch. NR 726, Wis. Adm. Code. Although the site does not meet case closure criteria under NR 726, The Department will require no further action at this time if a groundwater use restriction is recorded for the property.

Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum soil contamination at the above-referenced site has been remediated to the extent practicable under current site conditions. Due to the presence of residual petroleum contamination remaining in bedrock at the site, and for which no analytical groundwater data exists, there is uncertainty whether a potential threat to public health and welfare may exist via the groundwater pathway. To obtain closure under NR 726 would require investigation to determine the extent of groundwater contamination, if any. Due to site-specific conditions and circumstances, the Department has determined that no further action is necessary on the site at this time if the following conditions are met:



Quality Natural Resources Management
Through Excellent Customer Service



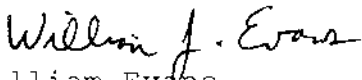
The owners must sign and record a groundwater use restriction within 60 days of the date of this letter. The groundwater use restriction must include the following:

1. A site description of the location of known contamination below the former tank, and the property subject to the groundwater use restriction.
2. The groundwater use restriction must include language indicating that if development with a potable well is proposed for the site, the Department must be notified and may require that potential groundwater impacts be investigated prior to the Department approving the construction of a potable well at the site.
3. To document that these conditions have been complied with, the property owner must submit to the Department a copy of the recorded deed restriction, with the recording information stamped on it, within 15 days after the County Register of Deeds returns the deed restriction to the property owner.

Please utilize the attached format for the groundwater use restriction which we have reviewed.

I appreciate your efforts to address the contamination at this site and your cooperation in this matter. If you have additional questions related to this matter please feel free to contact me at (715) 839-3710.

Sincerely,



William Evans
Remediation & Redevelopment Program Supervisor

c: Mr. Ted Hubbes, Fluid Management, Inc., 1285 Rudy St.,
P.O. Box 684, Onalaska, WI 54650-0684

file copy



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Scott A. Humrickhouse, Regional Director

West Central Region Headquarters
1300 W. Clairemont Avenue
PO Box 4001
Eau Claire, Wisconsin 54702-4001
Telephone 715-839-3700
FAX 715-839-6076
TDD 715-839-2786

September 21, 1998

Site ID#: 03-63-000698

Mr. & Mrs. Delos Germann
N4320 Germann Court
Onalaska, WI 54650

SUBJECT: Site Closure for the Germann Property (former Kopplen Residence), Located at CTH K and Kreibech Road, Town of Bergen, Vernon County, Wisconsin

Dear Mr. & Mrs. Germann:

I have received a copy of the recorded groundwater use restriction document for the above property. We now consider this case closed.

Based on the information provided from your consultant we are not requiring any further investigation or cleanup action at this site given the conditions restricting installation of potable wells on the property as defined the groundwater use restriction.

We appreciate the efforts you have taken to resolve this matter.

Sincerely,

William Evans

William Evans
Remediation & Redevelopment Team Supervisor

c: Ted Hubbes, FMI



Quality Natural Resources Management
Through Excellent Customer Service

